

VILLAGE OF KEY BISCAYNE  
88 WEST MCINTYRE STREET  
KEY BISCAYNE, FL 33149

ZONING ORDINANCE REVIEW COMMITTEE

THURSDAY, MARCH 5, 2009 8:30 A.M.

BUILDING, ZONING AND PLANNING DEPARTMENT CONFERENCE ROOM

SUITE 250

AGENDA

1. Attendance
2. Approval of Minutes: February 19, 2009
3. Review of HR Hotel Resort Zoning District:
  - a. Determination of Permitted Uses
  - b. Discussion Pertaining to Floor Area Ratio and Setback Methodologies
  - c. Discussion Pertaining to Parking Requirements
4. Public comment
5. Next Meeting Date:
  - a. Agenda Items Recommended by Committee
6. Adjournment

Minutes: February 19, 2009

1. The meeting was called to order at 8:37 a.m.
2. Attendance was recorded by Staff.
3. The Committee discussed the following: potential uses for the property including, apartment, apartment/hotel, hotel, condominium hotel, and park. There was discussion which uses generated more traffic. There was a consensus that a hotel generates more traffic than the other uses. Staff said the traffic LOS on Crandon could accept any of the potential uses based on the current density regulations. There was a consensus that if an apartment building was built that a large percentage of the units would be empty during the year. Staff was requested to obtain occupancy rates at Key Colony, Grand Bay, and Ocean Club.

The Committee approved (7-2) that "Apartment Building" should be listed as one of Main Permitted Uses in the HR Hotel Resort Zoning District.

The Committee approved (9-0) that "Hotel" should be listed as one of Main Permitted Uses in the HR Hotel Resort Zoning District.

The Committee approved (9-0) that "Park" should be listed as one of Main Permitted Uses in the HR Hotel Resort Zoning District.

The Committee set the next meeting in two weeks at 9:00 a.m.

4. The meeting adjourned at 10:09 am.
5. Respectfully Submitted  
Jud Kurlancheek, AICP, Director  
Building, Zoning and Planning Department